



Planning & Development Ltd
Valley Farm
Rumburgh Road
Wissett
IP19 0JJ

M: 07525 131 145
E: julian@jmsplanning.com
www.jmsplanning.com

Planning Department
Manchester City Council
PO Box 532
Manchester
M60 2LA

15 December 2021

Dear Sir/Madam

**Application for Full Planning Permission under the Town & Country Planning Act 1990 for the
“Introduction of a Hot Food Takeaway Offer within the Existing Sales Building and Associated
Works” at MFG Rusholme Service Station, 10 Wilmslow Road, Manchester, M14 5TQ**

I act on behalf of Motor Fuel Group (MFG), and I am instructed to submit an application to your authority for full planning permission for the “*introduction of a hot food takeaway offer within the existing sales building and associated works*” at MFG Rusholme Service Station, 10 Wilmslow Road, Manchester, M14 5TQ.

The Application

This planning application has been submitted via the Planning Portal (Ref: PP-10460912) and is submitted with the following supporting information:

1. Planning Application Forms, signed and dated;
2. Relevant Ownership Certificate and Agricultural Land Declaration;
3. Planning Statement dated December 2021, prepared by JMS Planning;
4. Drawings prepared by MBH Design Studio, as follows:
 - a. Location Plan (ref: 13871-LP-1);
 - b. Block Plan (ref: 13871-BL-1);
 - c. Existing Site Plan (ref: 13871-PO1 Rev A);
 - d. Existing Site Elevations (ref: 13871-PO2);
 - e. Proposed Site Plan (ref: 13871-PO3 Rev A);
 - f. Proposed Site Elevations (ref: 13871-PO4);
 - g. Existing Sales Building Layout (ref: 13871-PO5 Rev A);
 - h. Existing Sales Building Elevations (ref: 13871-PO6);
 - i. Proposed Sales Building Plan (ref: 13853-PO7 Rev A); and
 - j. Proposed Sales Building Elevations (ref: 13871-PO8 Rev A).

Please note the relevant planning application fee has been paid via the Planning Portal.



The application seeks the creation of a new hot food takeaway offer within the existing sales building at MFG Rusholme Service Station, 10 Wilmslow Road, Manchester, M14 5TQ.

The National Planning Policy Framework identifies the need for planning positively for sustainable development and creating the conditions in which businesses can invest, expand and adapt. Significant weight is placed on the need to support sustainable economic growth and to allow for new and flexible working practices.

This proposal seeks to make the most efficient use of the site and provide an enhanced retail offer for motorists and users of the District Centre through the provision of a hot food takeaway use in addition to the current offer meeting the needs of motorists.

It could be argued that a material change of use will not occur as a result of the proposals and the proposed hot food takeaway use will be ancillary to the existing use due to the severance and environmental impact test. In addition, the hot food takeaway offer takes up only a small proportion of the existing (but currently under used) floorspace within the sales building. Notwithstanding, planning permission is sought as a technicality.

The proposed use will operate in a similar manner to other concessions found in petrol stations including Costa Express which operates on this site providing quality takeaway hot drinks, or Subway found in many petrol station sites countrywide without causing any adverse impacts. Customers of the proposed hot food takeaway offer are anticipated to predominantly be existing customers/motorists using the petrol filling station, who have come into the shop to pay for fuel and purchase other items. However due to the site's location, within a district centre renowned for its food and drink offer and night time economy, the use is entirely compatible with the character of the wider area and supported by planning policy.

There will be no material change in terms of the physical appearance of the building bar the addition of associated plant. No retail impacts nor any impacts on residential amenity will occur.

Overall, it is considered that the application proposal will enhance the site's offer, being complementary to the main petrol filling station use and will provide an upgraded product range in line with expectations of the modern motorist. The proposals are in accordance with policy for Rusholme District Centre which fully acknowledges the character of the centre and supports its role providing food and drink, supporting a night time economy. Furthermore, this proposal makes best use of surplus floorspace in a sustainable manner which recognise that businesses need to be flexible and adaptable, particularly in these uncertain times. It is respectfully requested that planning permission be forthcoming.



On the basis of the above it is respectfully requested that planning permission is forthcoming for the proposal. We would be grateful for acknowledgement of this planning application marked for the attention of Jackie Ford at jackie@jmsplanning.com or on 07770 328674.

Yours faithfully

A handwritten signature in black ink, appearing to read 'J Ford', enclosed within a circular flourish.

Jackie Ford
JMS Planning & Development

Encs.